

Non-Assisted Housing Needs

Non-assisted housing needs in Vance County, North Carolina should be directed toward raising the quality of the substandard structures within its bounds. In conjunction, there is a need to implement programs and mechanisms which will assure orderly and desirable housing developments. A review of Table 13, "Survey of Housing Conditions for Vance County," shows that approximately 25 percent of the county's housing stock is in a substandard condition. Furthermore, of these substandard units, 72 percent are in such a condition that with proper assistance they can be rehabilitated. Those units that remain will either have to be rehabilitated or demolished without any outside aid or assistance. Therefore, incentives need to be devised which will motivate the private sector to upgrade the remaining section of substandard structures. These incentives could be consolidated with the local tax structure or executed through local legislation.

With the incorporation of the above methods and through legislative mechanisms such as strict adherence to building codes and zoning ordinances, existing standard housing conditions can be maintained. Sewer, street facilities and water serving some of these areas should also be maintained in order to serve the homes adequately and to discourage their abdication and devaluation.

Generally, in tables 20 through 22, "Prospective Housing Assistance Needs of Lower Income Households" we find that the majority of households requiring assistance are located within the renter category.